



# 2016 Subdivision Staging Policy

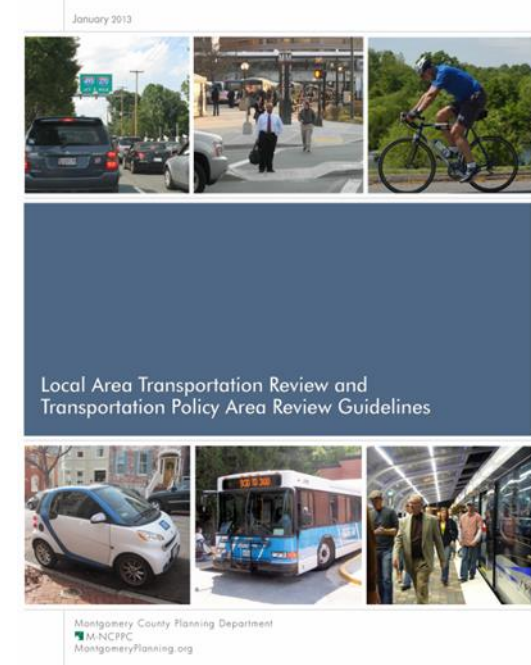
Planning Board Adoption

July 21, 2016

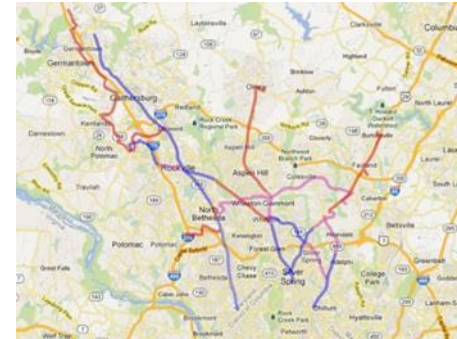
The 2016 Subdivision Staging Policy contains a lot of new ideas that essentially rethink how we approach growth and its effect on our public facilities – particularly our schools and our transportation network.



This SSP provides a more context-sensitive, multi-modal approach to both the regional and local tests for transportation. It organizes policy areas into groups that recognize current land use patterns, the prevalence of modes of travel other than the single occupant vehicle, and the planning vision for different parts of the County.



This SSP moves away from policies focused predominantly on car travel by creating multi-modal adequacy tests that look at how areas of the county are meeting their transit accessibility goal, and by measuring person trips associated with new development instead of only vehicle trips.



When vehicle trips **are** evaluated, this SSP provides updated trip generation rates that reflect current land use patterns and travel behavior. It also recognizes the important connection between vehicle trips and parking – allowing for adjustments to vehicle trip rates and transportation impact taxes based on reduced parking.



Lastly, this SSP recognizes the value of coordinated infrastructure improvements in our Metro Station Policy Areas (MSPAs), and proposes that impact taxes collected in the MSPAs be used to fund the facilities needs within these areas.



With respect to school facilities, the 2016 Subdivision Staging Policy aims to forge a better connection between the individual school experience and its measure of adequacy, providing information that can shape how the County spends taxpayer funds to provide needed facilities and services.



The 2016 SSP utilizes student generation rates that are associated with all residential structures regardless of year built – so as to capture the enrollment impact of new housing over its lifetime.





It implements a hybrid annual school test that combines cluster utilization tests with individual school capacity deficit tests, a adequacy test long-desired by our parent community.



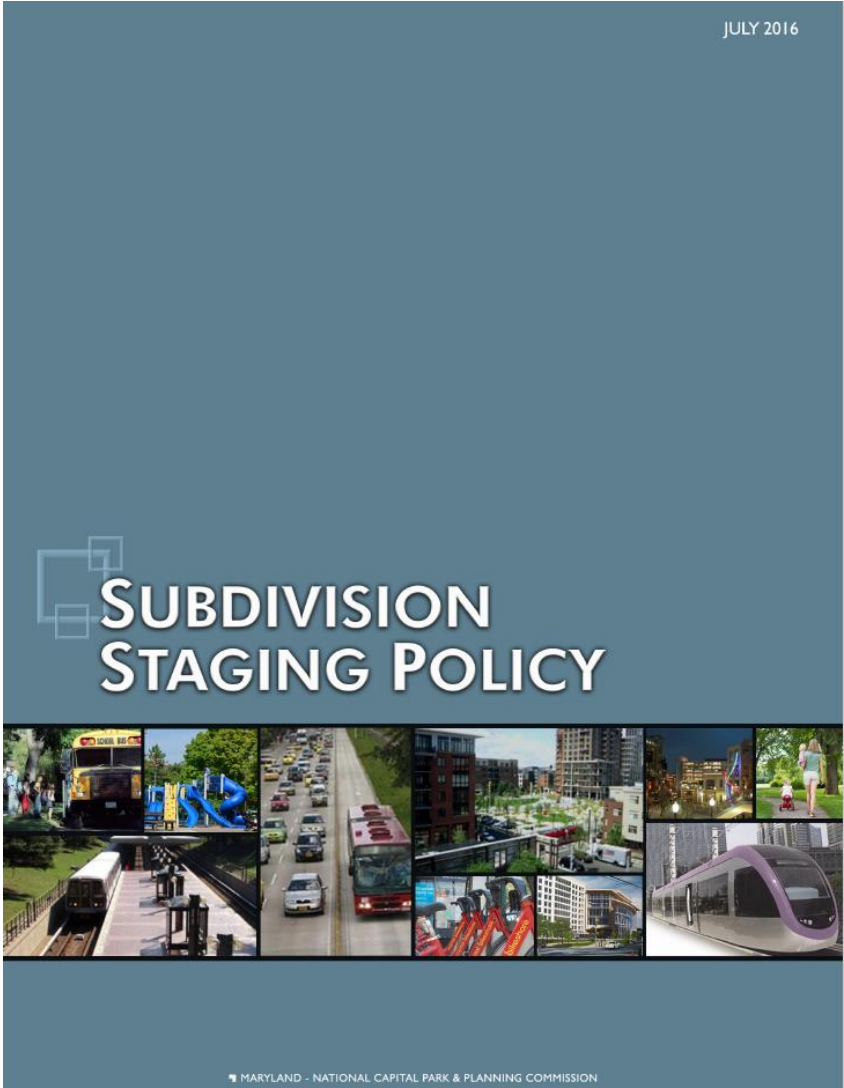
This SSP creates a system to regularly update the school facility payment formulas and impact tax rates so as to keep up with the latest student generation rates and school construction costs.



It limits the use of “placeholder” capacity to two years so that there is clarity about the timing and the likelihood of real capacity improvements. And it sets aside a portion of the impact tax for the acquisition of land for schools, and allows for credit in certain land dedication cases.



The 2016 Subdivision Staging Policy moves Montgomery County toward a future that will be more multi-modal, more diverse, more populous, and require increasingly more innovative ideas on how to provide public facilities that support our quality of life.



# Subdivision Staging Policy

## Results of School Test for FY 2017

Reflects County Council Adopted FY 2017 Capital Budget and the FY 2017-2022 Capital Improvements Program (CIP)  
Effective November 15, 2016

School Test Outcome	School Test Description and Details	Cluster Outcomes by Level		
		Elementary Inadequate	Middle Inadequate	High Inadequate
<p style="text-align: center;"><b><u>School Facility Payment</u></b></p> <p>School facility payment required in inadequate clusters to proceed.</p>	<p style="text-align: center;"><b><u>Clusters over 105% utilization</u></b></p> <p>Test year 2021-22</p>	<p>Einstein (107.4%) Gaithersburg (112.4%) Northwood Cluster (116.0%) Quince Orchard Cluster (113.2%)</p>	<p>Gaithersburg Cluster (107.5%) Rockville Cluster (116.2%) Wheaton Cluster (110.7%)</p>	<p>Blair (116.3%) Churchill (113.5%) Einstein (116.9%) Gaithersburg (107.6%) Walter Johnson (113.9%) Kennedy (112.5%) Richard Montgomery (112.2%) Northwood (114.8%) Paint Branch (111.0%) Quince Orchard (110.4%)</p>
	<p style="text-align: center;"><b><u>Schools at or above seat deficit thresholds</u></b></p> <p>Elementary: 92 seats Middle: 150 seats</p> <p>Test year 2021-22</p>	<p>Garrett Park ES (-128) Meadow Hall ES (-106)</p>		
<p style="text-align: center;"><b><u>Moratorium</u></b></p> <p>Moratorium required in clusters that are inadequate.</p>	<p style="text-align: center;"><b><u>Clusters over 120% utilization</u></b></p> <p>Test year 2021-22</p>			
	<p style="text-align: center;"><b><u>Schools at or above seat deficit thresholds and over 120% utilization</u></b></p> <p>Elementary: 110 seats Middle: 180 seats</p> <p>Test year 2021-22</p>	<p>Highland View ES (-112, 137.6%) Lake Seneca ES (-113, 127.2%) Thurgood Marshall ES (-118, 122.1%) Rosemont ES (-250, 140.8%) Strawberry Knoll ES (-144, 129.9%) Summit Hall ES (-191, 141.0%)</p>		

Capacity in clusters include the following placeholder projects:

- Twenty elementary school classrooms in the Northwest Cluster
- Six high school classrooms in the Einstein Cluster
- Eight high school classrooms in the Walter Johnson Cluster
- Ten high school classrooms in the Northwood Cluster